



FRAMERISE

Accelerating Builds. Elevating Returns.

Technology-Driven Construction Integrator & Development Platform



Build Faster. Stabilize Sooner. Improve IRR.

FRAMERISE is a technology-driven construction integrator and development platform specializing in prefabricated light-gauge (cold-formed) steel framing systems.

We provide developers with an integrated delivery model combining:

Our Integrated Model

- Design
- Engineering
- Coordination of manufacturing through strategic partners
- On-site construction execution

Our approach is designed to directly improve project economics by:

- Accelerating time-to-completion
- Bringing revenue online sooner
- Reducing cost variability and delays
- Increasing overall project IRR



Financial Impact for Developers

Faster Delivery = Higher Returns

Parallel construction (site + partner facilities) shortens schedules

Earlier project completion accelerates lease-up and sales

Reduced carrying costs (interest, taxes, overhead)

❏ **Result:** Improved Internal Rate of Return (IRR) and faster capital recycling



Lease-Up Acceleration

- ☐ Earlier delivery enables earlier marketing and occupancy
- ☐ Units come online sooner in high-demand markets
- ☐ Reduced gap between construction completion and stabilization



Result: Faster stabilization and earlier NOI generation

Cost Certainty & Budget Control

Minimized Waste

Partner manufacturing facilities minimize material waste and variability

Labor Stability

Reduced exposure to labor shortages and cost escalation

Fewer Disruptions

Fewer delays and change orders

📄 **Result:** More predictable project budgets and protected margins

Reduced Development Risk

Risk Reduction Factors

- Less weather-related disruption
- Controlled partner manufacturing environment improves consistency
- Streamlined coordination reduces execution risk

Who Benefits



Lenders



Investors



Partners



Result: Lower risk profile for lenders, investors, and partners

Built for Scalable Development

Repeatable Systems for Portfolio Growth



Standardized Systems

Standardized structural systems across multiple projects



Portfolio Ideal

Ideal for developers scaling multifamily or BTR portfolios



Geographic Reach

Efficient replication across geographies and asset types

☐ **Result:** Faster expansion with consistent quality and cost control



What We Deliver

FRAMERISE supports a wide range of development types:

Multifamily & BTR

- Multifamily buildings (up to 7 stories)
- Townhome communities
- Build-to-rent (BTR) developments

Commercial & Modular

- Commercial buildings
- Modular bathroom and kitchen pods (high-volume applications)

Residential

- Single-family subdivisions
- Luxury residential estates
- Accessory Dwelling Unit (ADU) programs





Partner Manufacturing- Driven Construction Advantage

Precision Engineering & Integration at Scale



Long-Term Durability

Cold-formed steel framing ensures long-term durability



Reduced Complexity

Panelized and modular systems reduce on-site complexity



High Precision

High-precision production minimizes rework



Sustainability

Reduced material waste improves sustainability



Result: Faster builds, higher-quality assets, and lower lifecycle costs

Partner Manufacturing- Driven = On-Site Efficiency

Our Partner Facilities Produce

- Structural wall panels
- Floor systems
- Modular components
- Bathroom and kitchen pods

Delivered ready for rapid
assembly, enabling:

- Faster construction sequencing
- Reduced on-site congestion
- Improved schedule reliability



Integrated Development & Construction Platform

FRAMERISE and its affiliated entities provide full lifecycle support:

From Concept to Completion

Construction Oversight

Ameristar Group, Inc.

Engineering Leadership

Melissa Porri - Engineering & Business Systems Consultant,
Inventor, Co-Founder

Project Management

Icon Construction & Restoration (CGC #1516361)

Licensed Trade Network

Concrete, electrical, HVAC, plumbing, roofing, excavation,
solar — Fully licensed across all major construction trades

❏ **Result:** Single-source coordination and reduced project fragmentation



Strategic Partnerships That Improve Execution

19-Year Distributorship/Dealer Relationships

Carrier

Trane

Partnerships with:

LG

Appliances and
electronics

Always Cool Air

HVAC installation

**Air Master
Windows & Doors**

Impact-resistant
windows manufacturer

**Catalyst Energy
Group**

Energy Storage
Technology Company



Result: Reliable supply chains, competitive pricing, and proven installation



Why Developers Choose FRAMERISE



**Accelerated timelines →
earlier revenue realization**



**Improved IRR through faster
delivery and lease-up**



**Reduced carrying costs and
financing exposure**



**Predictable budgets and
minimized cost overruns**



Lower execution risk



**Scalable across multi-
project pipelines**



Fully integrated delivery model

Ideal Use Cases

Multifamily & Mixed-Use

Multifamily and mixed-use developments

Build-to-Rent

Build-to-rent communities

Workforce Housing

Workforce and affordable housing

High-Volume Residential

High-volume residential developments

Speed-to-Market

Developers seeking speed-to-market advantage



Partner With FRAMERISE

We help developers:

Deliver projects faster

Stabilize assets sooner

Improve investment performance

Scale portfolios with confidence



FRAMERISE Manufacturing Facility

FRAMERISE operates its own dedicated cold-formed steel manufacturing facility, purpose-built to deliver precision-engineered structural systems with speed, quality control, and cost certainty.



Dedicated Production Facility

Purpose-built facility equipped with advanced roll-forming and panelization technology for high-volume structural output.



In-House Quality Control

End-to-end quality oversight from raw material to finished panel — ensuring every component meets engineering specifications.



Project-Ready Delivery

Components are fabricated to project specifications and delivered ready for rapid on-site assembly, reducing installation time and labor costs.

 **Result:** Direct manufacturing control gives FRAMERISE a competitive advantage in quality, schedule, and cost certainty.

Leadership & Execution Team

FRAMERISE is led by a multidisciplinary team of developers, engineers, manufacturing experts, and financial executives with decades of experience delivering complex real estate, infrastructure, and manufacturing projects globally.



**Michael Holland –
Founder & COO**

Entrepreneur and operator with deep experience in manufacturing, energy systems, and large-scale real estate development. Scaled a \$60M manufacturing company and co-founded a national real estate lending platform acquired by Blackstone. Currently leading a \$58M, 4,000-acre development.



**David Del Monte –
Chief Operations &
Engineering**

25+ years in global construction and manufacturing, including 13+ years specializing in cold-formed steel systems. Expert in scaling production environments and delivering complex international projects, including FIFA World Cup infrastructure.



**Glenn Blundon – Senior
Engineering Advisor**

45+ years of international engineering and construction experience with involvement in over \$3.5B in projects. Licensed Professional Engineer and General Contractor with deep expertise in structural systems and project execution.



**Terrance Montgomery – Chief Financial
Officer**

Senior federal financial executive with extensive experience managing multi-billion-dollar budgets. Currently responsible for financial oversight of over \$12B in federal programs. Deep expertise in financial strategy, auditing, compliance, and risk management.



**Melissa Porri – Founder
& Senior Advisor**

Senior executive with 40+ years of leadership across manufacturing, finance, and operations, including roles as CEO, COO, and CFO. Proven track record of scaling global organizations and driving operational excellence.



**Carlos Morales –
Brokerage &
Investment Lead**

20+ years in real estate brokerage, acquisitions, and investor relations, supporting high-volume transactions and development execution.



**Monica Cataluna, MBA,
CCIM – Capital Markets**

Experienced in land acquisition, capital raising (\$43M+), and development strategy for large-scale residential and commercial projects.

Licensed Contractor & Trade Network

FRAMERISE operates with a fully licensed network of affiliated contractors and specialty trades, enabling complete execution across all phases of development and construction.

General Contracting & Project Management

- CGC #1516361 (Project Management)
- CGC #034726
- CGC #1519942

Concrete

- CGC #1515028

Mechanical / HVAC

- CMC #1249732
- CMC #1251341

Plumbing

- CFC #1425180
- CFC #1432454

Electrical

- EC #13016503

Roofing

- CCC #056684

Underground & Excavation

- CUC #057240

Solar

- CVC #57255

Pool & Spa

- CPC #1460550

 **License certificates and verification links** can be accessed via embedded hyperlinks in the digital version.

Contact Information

FRAMERISE

11352 W State Rd 84 E Suite 126 Davie, FL 33325

Phone: 786-402-7475

(Eco-One Brand Homes , Eco Protection and FRAMERISE
are tradenames of Tarframe Consultants & CFS Specialist
Inc.)

Ready to accelerate your next development?

FRAMERISE is your technology-driven partner for prefabricated light-gauge steel framing systems — delivering faster timelines, better returns, and scalable growth.